



# MINUTES

## MANSFIELD INLAND WETLANDS AGENCY

AUDREY P. BECK MUNICIPAL BUILDING ■ 4 SOUTH EAGLEVILLE ROAD ■ COUNCIL CHAMBER

MONDAY, AUGUST 1, 2016 ■ SPECIAL MEETING

**MEMBERS PRESENT:** J. Goodwin, C. Ausburger, R. Hall, G. Lewis, K. Rawn, B. Ryan, V. Ward  
**MEMBERS ABSENT:** B. Chandy, S. Westa  
**ALTERNATES PRESENT:** P. Aho, T. Berthelot  
**ALTERNATES ABSENT:** K. Fratoni  
**STAFF PRESENT:** Jennifer Kaufman, Inland Wetlands Agent

Chairman Goodwin called the meeting to order at 6:30 p.m. and appointed Aho and Berthelot to act.

### APPROVAL OF MINUTES:

A. JULY 18, 2016 – REGULAR MEETING

Rawn MOVED, Ryan seconded, to approve the 07-18-2016 minutes as presented. MOTION PASSED UNANIMOUSLY. Hall noted for the record that he listened to the recording.

B. JULY 20, 2016- FIELD TRIP NOTES

Noted.

### COMMUNICATIONS:

The Conservation Commission draft minutes and the Wetlands Agent Report were both noted.

### OLD BUSINESS:

A. W1558-2 - K.MEHRENS, 214 WORMWOOD HILL ROAD, GARAGE

Rawn MOVED, Ryan seconded, to grant an Inland Wetlands License pursuant to the Inland Wetlands and Watercourses Regulations of the Town of Mansfield to K. Mehrens (File W1558-2) to construct a 24 by 32 foot 2-car garage on property owned by the applicant and located at 214 Wormwood Hill Road as shown on plans dated 6/20/2016 and as described in application submissions.

This action is based on a finding of no anticipated significant impact on the wetlands, and is conditioned on the following provisions being met:

1. Appropriate erosion and sedimentation controls shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized; and
2. All excess soil shall be either removed from the site or spread at least 50 feet from the edge of wetlands.
3. This approval is valid for five years (until August 1, 2021) unless additional time is requested by the applicant and granted by the Inland Wetlands Agency. The applicant shall notify the Wetlands Agent before any work begins and all work shall be completed within one year. Any extension of the activity period shall come before this Agency for further review and comment.

MOTION PASSED UNANIMOUSLY.

B. W1570 – FUNK AND LITTLE, 30 CENTRE STREET, GEOTHERMAL WELLS AND SITE WORK

Chairman Goodwin recused herself and Vice-Chair Ryan was appointed to act as Chair for this item. Rawn noted for the record that the “after the fact” permits are becoming more frequent and a monetary penalty must be adopted and added to the fee schedule to address these situations.

Rawn MOVED, Ward seconded, to grant an Inland Wetlands License pursuant to the Inland Wetlands and Watercourses Regulations of the Town of Mansfield to Funk and Little (File W1570) for installation of 3 geothermal wells and replacement of a waterline on property owned by Matthew Hamill and located at 30

Centre Street as shown on plans dated 6/30/2015, revised through 6/7/2016 and as described in application submissions. This action is based on a finding that no significant impact on the wetlands and watercourses occurred.

MOTION PASSED with all in favor except Goodwin who recused herself.

C. W1571 – C. LOUKAS, 46 JONATHAN LANE, INGROUND POOL

Ryan MOVED, Hall seconded, to grant an Inland Wetlands License pursuant to the Inland Wetlands and Watercourses Regulations of the Town of Mansfield to C. Loukas (File W1571) for installation of an 18 by 36 foot in-ground pool surrounded by a 6 foot deck on property owned by the applicant and located at 46 Jonathan Lane as shown on plans dated 2/22/2016 and as described in application submissions.

This action is based on a finding of no anticipated significant impact on the wetlands, and is conditioned on the following provisions being met:

1. Appropriate erosion and sedimentation controls shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized; and
2. All excess soil shall be stockpiled at least 50 feet from the edge of wetlands, and any soil remaining on site after construction shall be distributed at least 50 feet from the edge of wetlands.
3. This approval is valid for five years (until August 1, 2021) unless additional time is requested by the applicant and granted by the Inland Wetlands Agency. The applicant shall notify the Wetlands Agent before any work begins and all work shall be completed within one year. Any extension of the activity period shall come before this Agency for further review and comment.

MOTION PASSED UNANIMOUSLY.

D. W1572 – R. BOBB, 840 WORMWOOD HILL ROAD, AQUATICS MANAGEMENT

Aho MOVED, Ryan seconded, to grant an Inland Wetlands License pursuant to the Inland Wetlands and Watercourses Regulations of the Town of Mansfield to R. Bobb (File W1572) for mechanical harvesting of Water Chestnut (*Trapa natans*) on property owned by the applicant and located at 840 Wormwood Hill Road as shown on plans dated 7/7/2016 and as described in application submissions.

This action is based on a finding of no anticipated significant impact on the wetlands and watercourses, and is conditioned on the following provisions being met:

1. Appropriate erosion and sedimentation controls, as described in the application, shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized;
2. The spoils from the harvesting will be stockpiled and distributed only when fully composted; and
3. To prevent the introduction of new or additional nuisance species to the subject site or another site, all equipment used shall be power washed with a bleach solution and inspected for vegetation, seedlings or nutlings before and after the harvesting of the water chestnut occurs on the subject site.

This approval is valid for five years (until August 1, 2021) unless additional time is requested by the applicant and granted by the Inland Wetlands Agency. The applicant shall notify the Wetlands Agent before any work begins and all work shall be completed within one year. Any extension of the activity period shall come before this Agency for further review and comment.

MOTION PASSED UNANIMOUSLY.

E. W1573 – G. SOTZING, 144 HILLYNDALE ROAD, ABOVE GROUND HOT TUB

Ryan MOVED, Ward seconded, to grant an Inland Wetlands License pursuant to the Inland Wetlands and Watercourses Regulations of the Town of Mansfield to G. Sotzing (File W1573) for installation of a hot tub on property owned by the applicant and located at 144 Hillyndale Road as shown on plans dated 7/14/2016 and as described in application submissions.

This action is based on a finding of no anticipated significant impact on the wetlands, and is conditioned on the following provisions being met:

1. Appropriate erosion and sedimentation controls shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized.

This approval is valid for five years (until August 1, 2021) unless additional time is requested by the applicant and granted by the Inland Wetlands Agency. The applicant shall notify the Wetlands Agent before any work begins and all work shall be completed within one year. Any extension of the activity period shall come before this Agency for further review and comment.

MOTION PASSED UNANIMOUSLY.

**NEW BUSINESS:**

A. W1574- 122-124 THORNBUSH ROAD LLC., 122-124 THORNBUSH ROAD, SITE WORK

Ausburger MOVED, Rawn seconded, to receive the application submitted by 122-124 Thornbush Road, LLC (IWA File W 1574 ) under the Wetlands and Watercourses Regulations of the Town of Mansfield for site work on property located at 122-124 Thornbush Road as shown on a map dated 7/25/2016 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comments. MOTION PASSED UNANIMOUSLY.

B. W1564-2 – STORRS LODGES, 218 UNITS, HUNTING LODGE ROAD (PARCEL ID 15.21.3)

*All Reports are available on the Town of Mansfield Website at:*

<http://www.mansfieldct.gov/content/1904/1932/14344.aspx>

Ward MOVED, Hall seconded, to:

1. Receive the application submitted by Storrs Lodges LLC (IWA File #1564-2) under the Inland Wetlands and Watercourses Regulations of the Town of Mansfield for the construction of a 218-unit apartment complex on property owned by the applicants and located at Hunting Lodge Road (Assessor's Parcel ID 15.21.3) as shown on plans dated 3/18/2016, revised through 6/10/2016 and as described in application submissions, and to refer said application to the staff and Conservation Commission for review and comment.
2. Authorize staff to engage the services of GEI Consultants to provide independent review of the application. Pursuant to section 8.6 of Mansfield's Inland Wetlands and Watercourses Regulations, fees incurred for this review will be the responsibility of the applicants; a deposit in the amount of the estimated cost shall be provided prior to issuance of a notice to proceed.
3. Schedule a public hearing on September 6, 2016. If the public hearing needs to be continued, it will be continued to October 6, 2016, the Agency's next regularly scheduled meeting.

MOTION PASSED UNANIMOUSLY.

C. NOVEMBER MEETING SCHEDULE

Goodwin MOVED, Hall seconded, to change the November 7, 2016 Regular meeting of the Inland Wetlands Agency to Wednesday, November 2, 2016. MOTION PASSED UNANIMOUSLY.

**REPORTS FROM OFFICERS AND COMMITTEES:**

A 3pm Field Trip was set for 8/10/16.

**COMMUNICATIONS AND BILLS:**

Noted.

**ADJOURNMENT:**

The Chair declared the meeting adjourned at 6:59 p.m.

Respectfully submitted,

Vera S. Ward, Secretary